

Darlington Road OL11 2LL
Asking Price £210,000



Adamsons Barton Kendal are pleased to present this beautifully presented 3 bedroom semi detached family home positioned off Queensway in Rochdale. The property is ideally located close to local schools, amenities, and excellent transport links, including easy access to the motorway network.

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ROCHDALE
Lancashire
OL16 1LA

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The property occupies a generous plot with off street parking available and a large garden to the rear. Internally the accommodation briefly compromises a generous lounge, a modern fitted kitchen/diner, 2 double bedrooms , a single bedroom and a 3 piece shower room.

Externally the property has an appealing pattern imprinted concrete driveway to the front providing off street parking for up to 3 cars. To the rear, there is a flagged patio area which currently houses the hot tub and an outdoor dining set (not included in the sale) and a large lawn area , perfect for young families. The property is also to be sold with 2 storage sheds which are located in the garden. There is also a hot tap available and outdoor electric sockets.

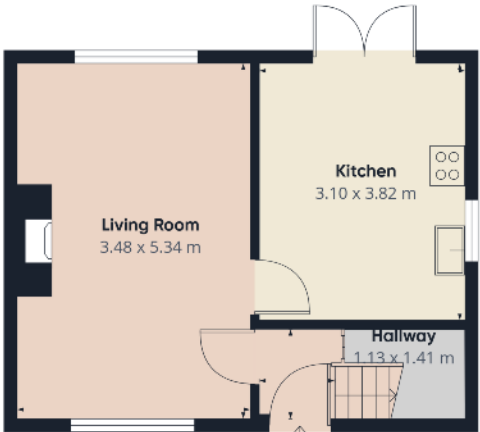
This home presents a great opportunity for small families looking to stay local to Rochdale town centre, early viewing is highly recommended.



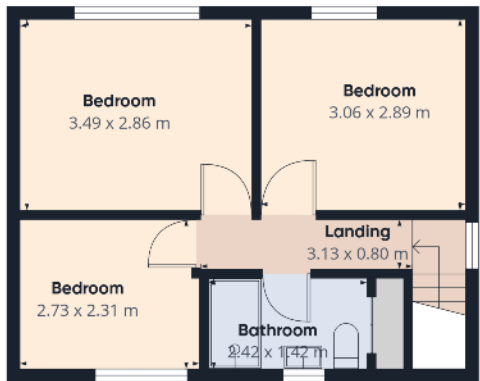


ADDITIONAL INFORMATION

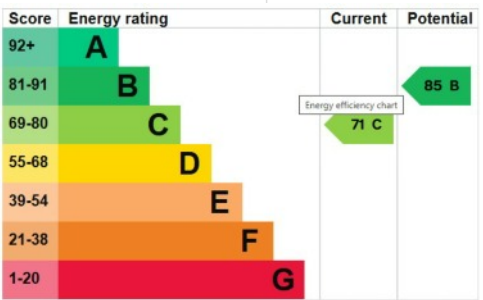
Council Tax Band - A
Energy Performance Cert - C71
Tenure - To be confirmed



Floor 0



Floor 1



Approximate total area^m
66.6 m²

[1] Excluding balconies and terraces

Calculations reference the RICS IPMS
(3C) standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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